

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: B. Keshigian

Case #: 87-R-03

Date: September 9, 2003

Comments:

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer prior to requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
3. Please provide engineered plans as follows for review prior to requesting final DRC authorization from the engineering department:
 - a. Paving, Grading, and Drainage (PGD) Plan
 - b. Water and Sewer Plan
 - c. Details and Specifications per City Standards, as applicable.
4. Any construction of sidewalk, curb and gutter, or accesses which may interfere with City maintained street lights or services requires coordination with Engineering staff. A **separate engineering permit** is required prior to contractor(s) impacting existing right-of-way infrastructure.
5. Please provide typical cross-sectional views of the proposed grading around the perimeter of the entire site. These typical sections shall provide sufficient detailing of the site grading, proposed structures, landscaping, etc. which will result in the finished project (including right of way area per Engineering department standards and/or FDOT standards as applicable).

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6. The engineer's paving and grading plan and architect's site plan indicate a bay along N.E. 17 Street. Please discuss the purpose of this bay, and whether it's requested by Broward County Transit, etc. If not there appears to be little reason to allow for it since it presents hazards to safe visibility for motorists leaving the site from the two accesses.
7. The drainage system to receive runoff along N.E. 17 Street does not appear to be designed yet. Please add this system for additional review prior to requesting final DRC authorization.
8. The new sewer lateral indicated on sheet C1 calls for connection to the existing lateral with a wye. Note that due to the extent of this run there will be a charge to the owner for installation of a completely new lateral.

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Division: Fire

Member: Albert Weber
954-828-5875

**Project
Name:** B. Keshigian

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Date: September 9, 2003

Comments:

1. Flow test required.
2. Show hydrant location

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

**Project
Name:** B. Keshigian

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Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: B. Keshigian

Case #: 87-R-03

Date: September 9, 2003

Comments:

1. Verify bufferyard requirements. Generally, there is a 10' landscape strip required where commercial property abuts residential.
2. An 8' wide peninsula tree island is required where the parking spaces terminate in the driveway.
3. Make sure all existing trees on the site are shown. The survey shows an 8' diameter "Banyan" tree near the center of the property, but there are no references to it on the Landscape Plan.
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: B. Keshigian

Case #: 87-R-03

Date: September 9, 2003

Site Plan Review/10,750 S.F. of Retail/B-1
1701 N. Federal Hwy.

Comments:

1. This development abuts residential property therefore is subject to Sec. 47-25.3, Neighborhood Compatibility Requirements as follows:
 - a) **Lighting:** Lighting shall be directed away from residential property and shall not cause illumination in excess of ½ footcandle on any abutting residential property. Lighting fixtures shall be shielded, angled or both so that direct or indirect light shall not cause glare on abutting residential property. Photometric plan must indicate footcandle readings on abutting residential property.
 - b) **Control of Appearance: Architectural Features:** The façade facing the residential property shall be constructed to compliment a residential structure and shall include architectural features as outlined in Sec. 47-25.3.2. Provide additional architectural detailing on west elevation. Continue parapet around corners.
 - c) **Loading Facilities:** Loading and service facilities shall be screened so as not to be visible from abutting residential.
 - d) **Screening of Rooftop and Mechanical Equipment:** Rooftop mechanical equipment shall be screened so that they are not visible from abutting residential.
 - e) **Bufferyard Requirements:** A ten (10) foot landscaped strip shall be required to be located along property lines adjacent to residential. Such strip shall include trees, shrubs and ground cover as provided in Sec. 47-21. No parking shall be located within twelve (12) feet of property line next to residential.

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- f) A wall a minimum of six (6) feet in height which incorporates decorative features on the residential side shall be provided along the length of property abutting residential. Provide a detailed elevation of wall.
- 2. Label adjacent buildings on site plan.
- 3. Provide a point-by-point narrative outlining how this development meets Sec. 47-25.2, Adequacy Requirements.
- 4. Continue sidewalk across drive on N.E. 17 Street.
- 5. Discuss whether additional right-of-way is required with Engineering representative.
- 6. Provide materials and color information.
- 7. Recommend presenting this project to the Poinsettia Heights Civic Association.
- 8. Provide a response to all DRC comments within 90 days or additional DRC review may be required.
- 9. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille
(954) 828-6419

Project Name: B. Keshigian

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Date: September 9, 2003

Comments:

1. Impact resistant glass should be used on all glazed areas.
2. Each unit should be pre-wired for a perimeter alarm system and tenants should be encouraged to install a glass- breaking sensor system in addition to the perimeter system.
3. Rear doors and frames should be constructed of steel. Each rear door should have interior hinge pins and a peephole that offers a view of at least 180 degrees.
4. Parking lot lighting should meet the standards set by the IESNA, and care should be taken to ensure foliage does not interfere with the illumination of parking lot lighting fixtures.
5. Please submit comments in writing prior to DRC sign-off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

**Project
Name:** B. Keshigian

Case #: 87-R-03

Date: September 9, 2003

Comments:

1. Buffer yard requirements of section 47-25.3 apply to the proposed retail development as follows:
 - a. Lighting (glare, control of effects of lights automobiles and other sources).
 - b. Control of appearance (Architectural features).
 - c. Screening of roofmounted mechanical equipment.
 - d. Twelve (12) foot landscape strip to parking spaces.
 - e. A wall shall be required on the nonresidential property a minimum of five (5) feet in height, constructed in accordance with section 47-19.5.
2. Light values shall not exceed one-half (1/2) footcandle at the residential property line pursuant to section 47-20.14.
3. Light fixtures shall meet the setback requirements for the zoning district in which they are located pursuant to section 47-19.2.R.
4. Additional comments may be discussed at the DRC meeting.